

NORTH QUAY WEYMOUTH

Update

Dorset Council are proposing to submit a reserved matters application for the redevelopment of the former council offices at North Quay, Weymouth. It is intended that an application will be made in Spring 2021.

This purpose of this consultation is to provide an update on work done to date, prior to more detailed design work being undertaken.

Background

An outline planning application for the redevelopment of the North Quay Site was submitted and approved in 2014. This proposed the demolition of the former council offices and the construction of a high density development of up to 72 dwellings and approximately 200m² of commercial space.

It is now proposed that a reserved matters application will be prepared that follows the design parameters as described in the outline planning application.

Project Team

Dorset Council are working with architects Ben Pentreath to bring forward the proposals. Ben Pentreath are recognised as one of the leading architectural practices involved in the design of traditionally-inspired new developments.



Proposed view looking west along North Quay



Schematic elevation of the North Quay frontage



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The Site

Situated to the west of Town Bridge, North Quay occupies a significant section of the southern harbour front in Weymouth. Owing to the visually prominent location, it is of particular significance within the townscape.

The site has a fairly linear form, with its principal boundaries to the north and south. The harbour front forms the northern boundary of the site, whilst Chapelhay Street runs the length of the site boundary to the south. The site is bound to the west by New Road and to the east by 28 Trinity Road.



High Street West 2013
Development of the Municipal Council Offices with the Holy Trinity Church in the background



Aerial Site Plan



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Background and History

Within the Weymouth Town Centre Conservation area, North Quay falls within the sub area of 'Old Weymouth'. This includes Harbour South and Hope Square, Chapelhay and The Nothe.

Looking at North Quay on a map of Weymouth dating from the late 18th century, the Old High Street is immediately noticeable and well defined, with a continuous terrace running along the south side of the street and a row buildings along the north side separated by routes through to the harbour. The majority of the buildings on the north part of the site were orientated toward the high street rather the facing onto the quay.

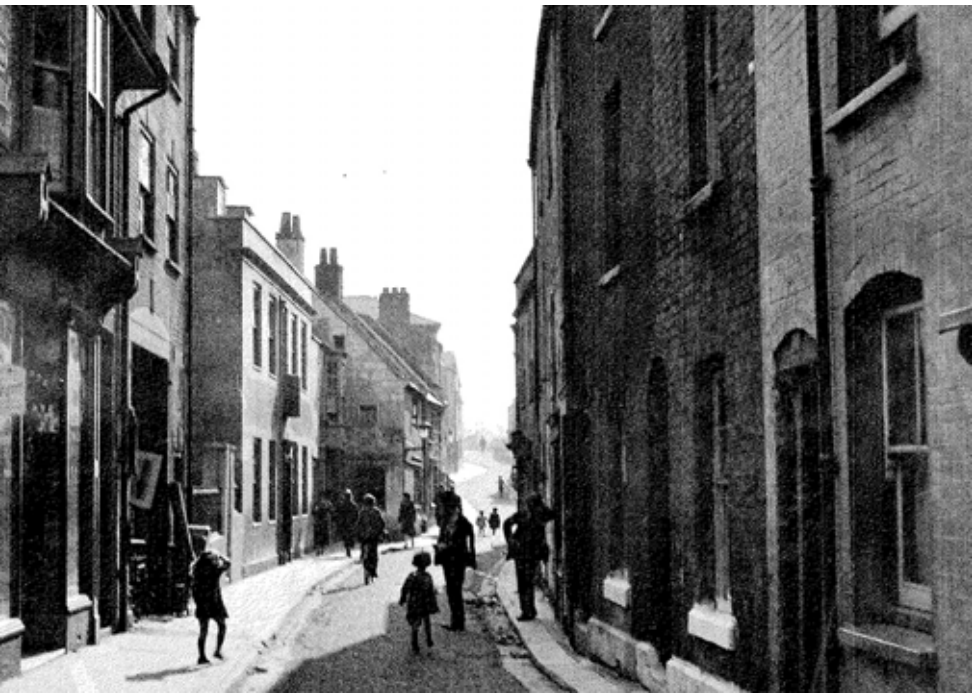
During the late 18th and early 19th century the architectural character of North Quay had also begun to change, coinciding with the increased prosperity of the town. On the High Street a number of late Georgian and Regency townhouses had been constructed, presumably replacing earlier buildings, introducing bow windows, mansard roofs and stucco façades onto the street

When the council offices were built in 1971 the High Street was lost and now the building is no longer serving its original purpose there is an opportunity to reinstate the historic alignment of the High Street.

The High Street was a key feature of the town up until 60 years ago, which is a relatively short period in terms of the history of Weymouth and it is still fondly remembered by many of the local residents.



High Street circa 1960



High Street View towards High West Street



North Quay 1774
Extract taken from 'Hutchins' History of Dorset'

Historical Images of the Site Circa 1930



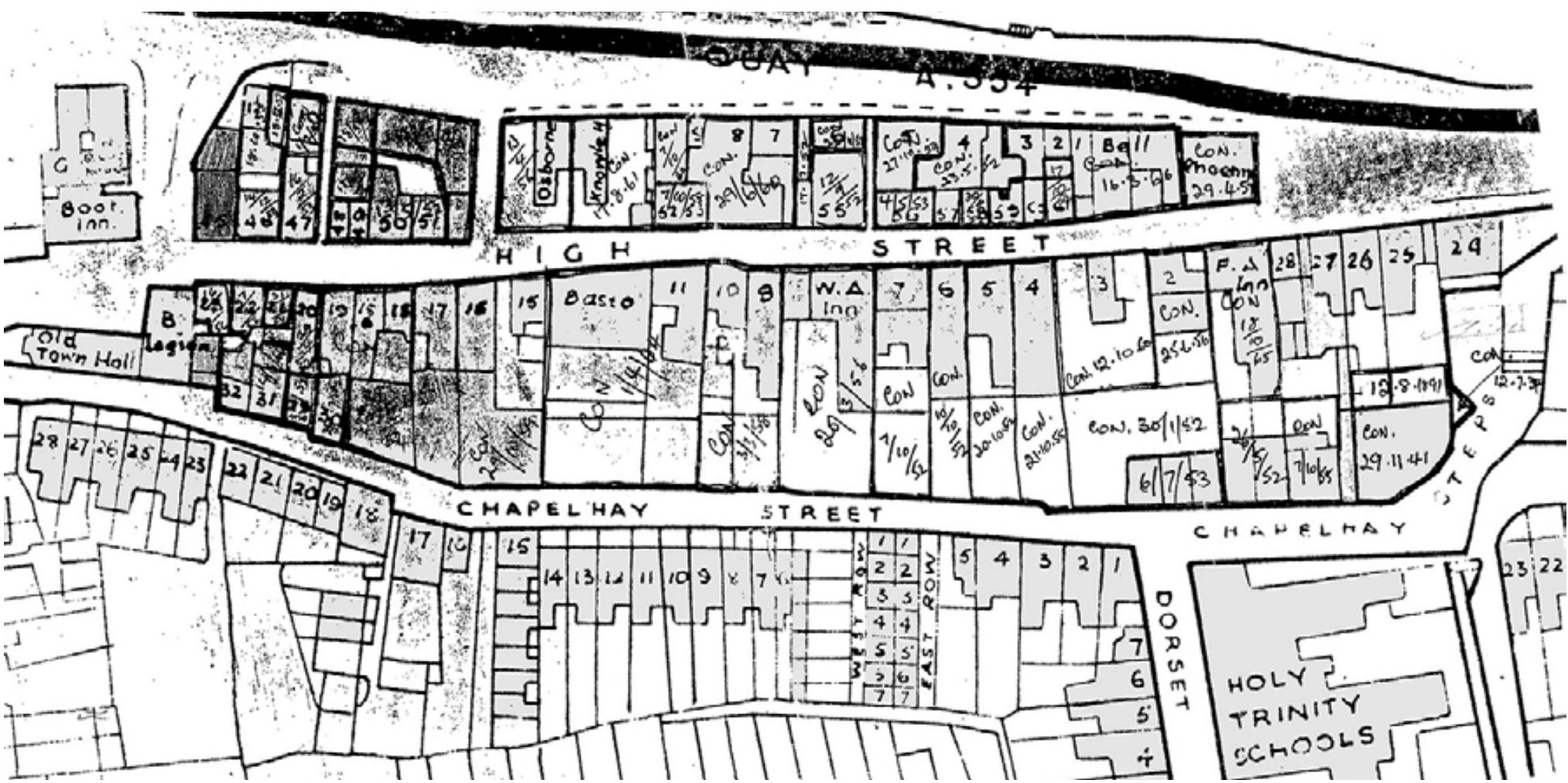
High Street No. 10 & 11



High Street No. 16 & 17



New Quay No. 6, 7, 8 & 9



Plan of North Quay circa 1930
The dates were marked later indicating when each of the buildings were condemned. (Supplied by 'Guardian of the Old Town Hall')



High Street No. 10 & 11



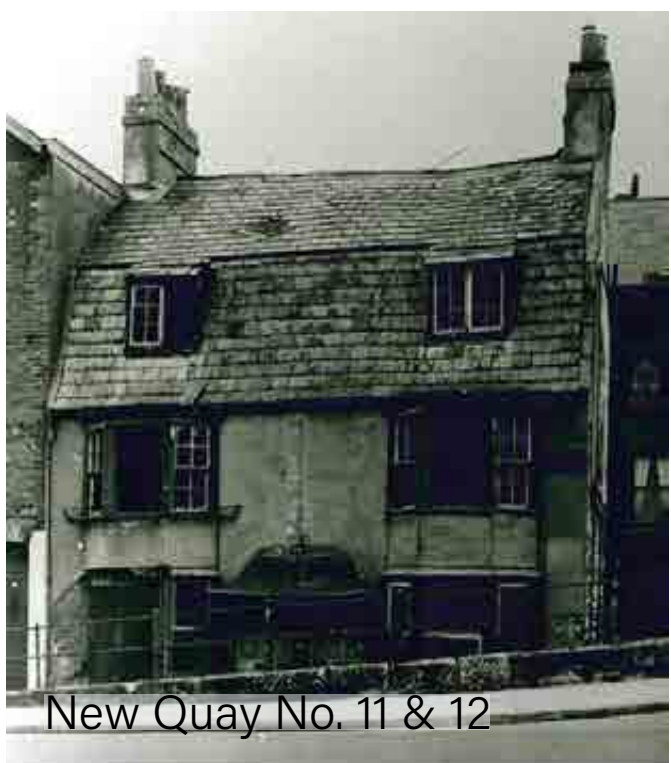
High Street No. 16



New Quay Garage & No. 10



New Quay Knowle House & Osbourne House



New Quay No. 11 & 12

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Outline Planning Application

Proposed Plan

Prior to working on the North Quay site Ben Pentreath were engaged to design a new Later Living residential development on the neighbouring former fire station site, this scheme was completed in 2015 . The proposed designs for that site and the North Quay site are focused on the reinstatement of the High Street with appropriately scaled buildings influenced by the local vernacular.

The public and communal areas will be designed to be robust and of a high quality. This will help convey a unifying character to the new development. Materials will be chosen to be appropriate for the harbour side setting. The landscape design includes a series of new public spaces including Garden Rooms, Wilderness area and the Promenade linking to Chapelhay Gardens.



Section of proposed North Quay Elevation

Proposed Plan Key

- 1. Weymouth Harbour
- 2. Shared surface areas
- 3. North Quay Frontage.
- 4. Parking Courts
- 5. Terraced Gardens
- 6. Accessible Terraced Community Gardens

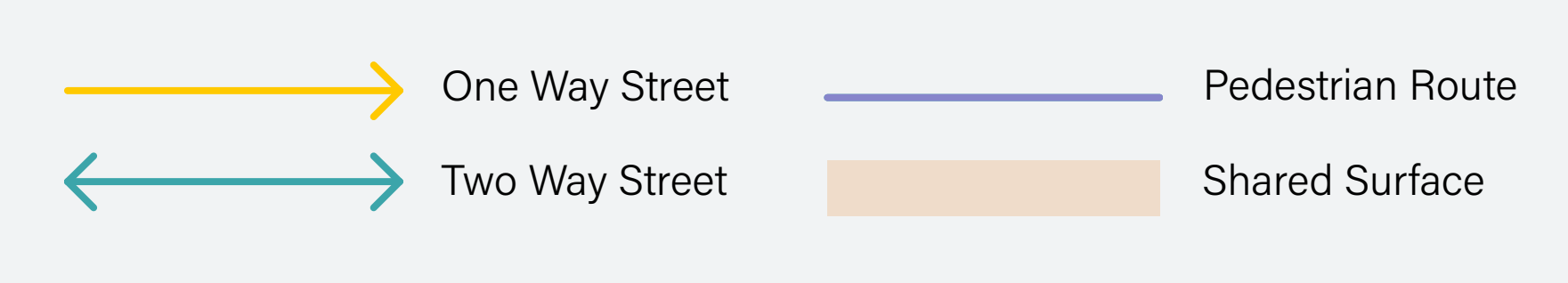


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Movement

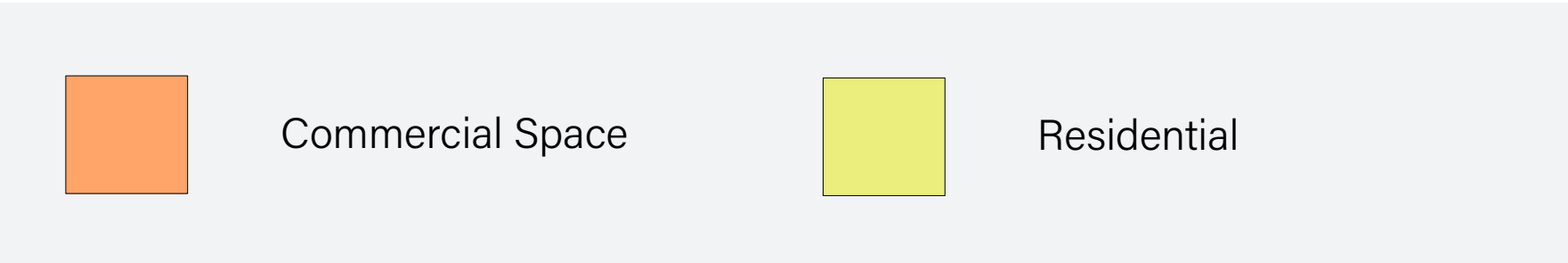
The Movement diagram shows a new one-way system for vehicular traffic along the proposed 'Old High Street.' Trinity Road shall remain a two-way street.

The rest of the site shall be highly permeable for pedestrians with numerous paths and routes provided designed to facilitate movement through the site. Shared surface spaces located along New Road and at the corner of Old High Street and Trinity road, give priority to pedestrians over vehicular traffic.



Use

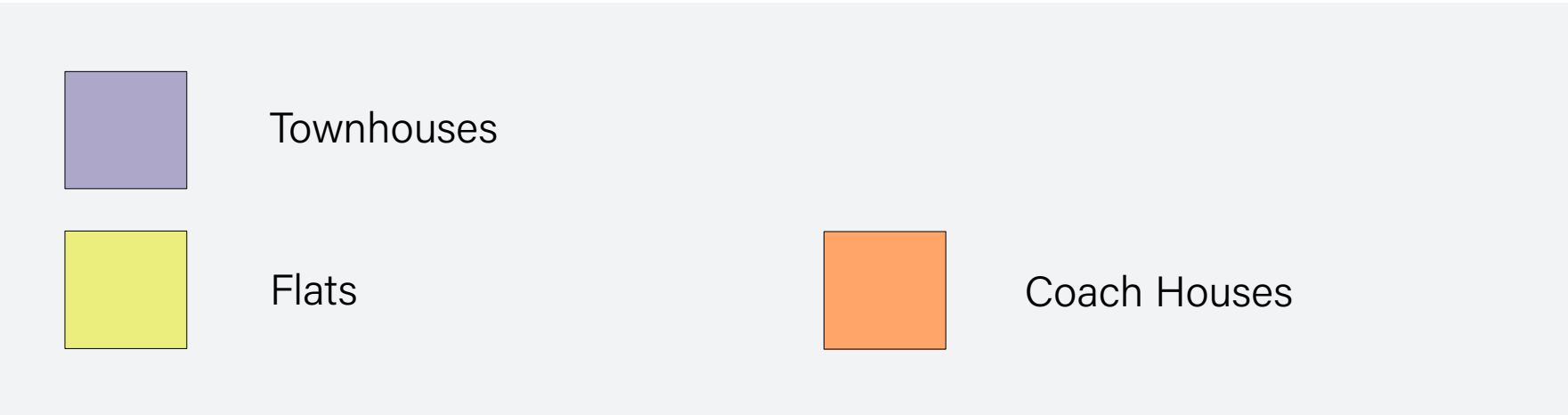
A mix of commercial and residential properties are proposed for the site. Commercial buildings will be on the Ground Floor, opening on to the North Quay. A range of house types have been proposed, including town houses, flats and coach houses.



Housing Type

The outline application proposed 72 dwellings which will be a mixture of townhouses, flats and coach houses.

The exact mix of house types will be defined as part of the detailed design process.





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Technical Design

Flooding

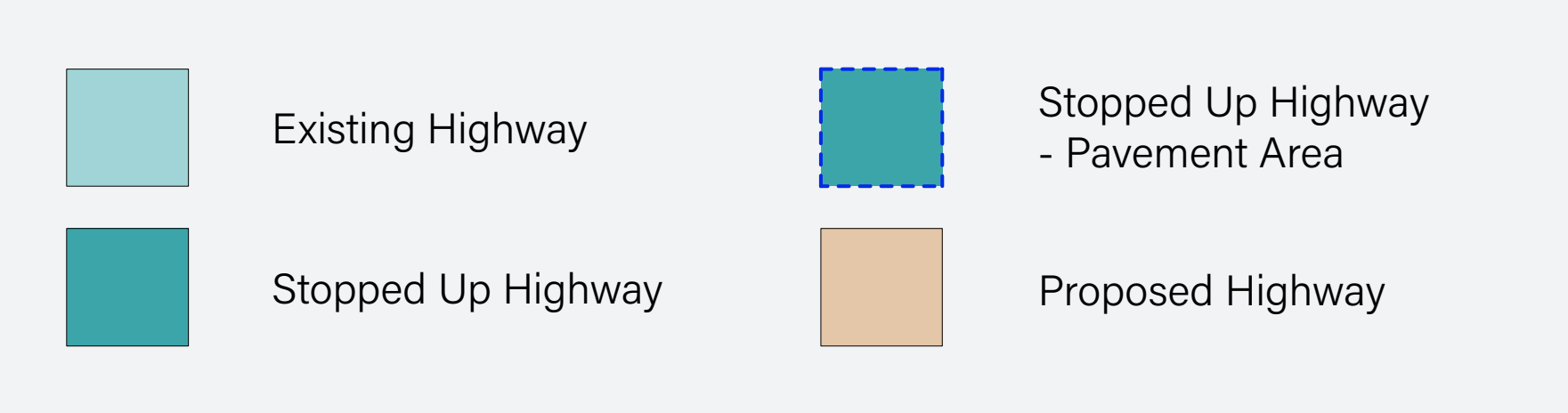
A Flood Risk Assessment was undertaken as part of the outline application. The site is mainly in 'low risk' flood zone 1. However, there is an area in the 'medium risk' flood zone 2 and a smaller area in the 'high risk' flood zone 3 at the north east corner.

The detailed design shall include flood mitigation measures to include consideration of raised pavements, finished floor levels and has informed the masterplan design with thought given to ground floor uses in flood zone 3.



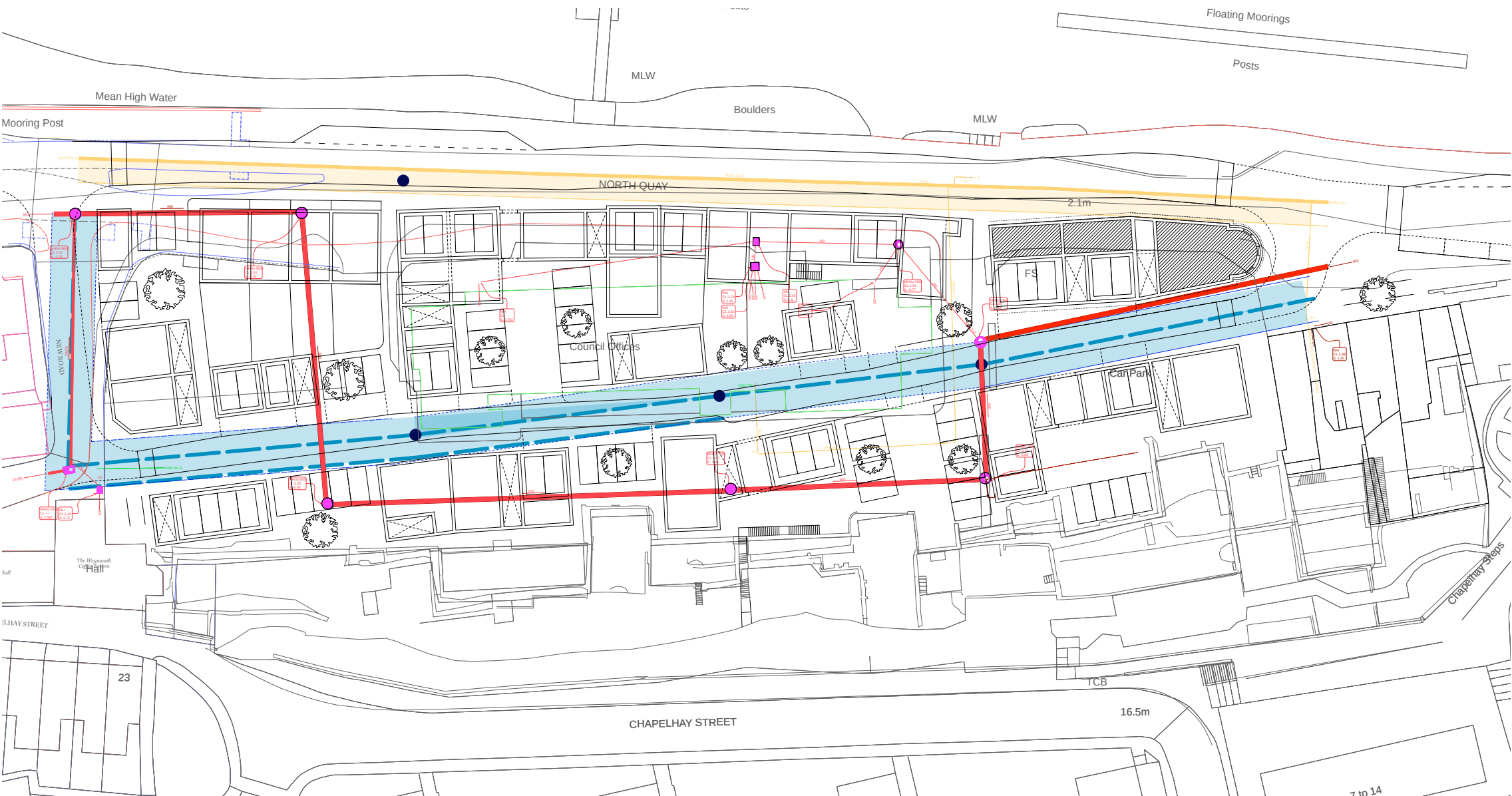
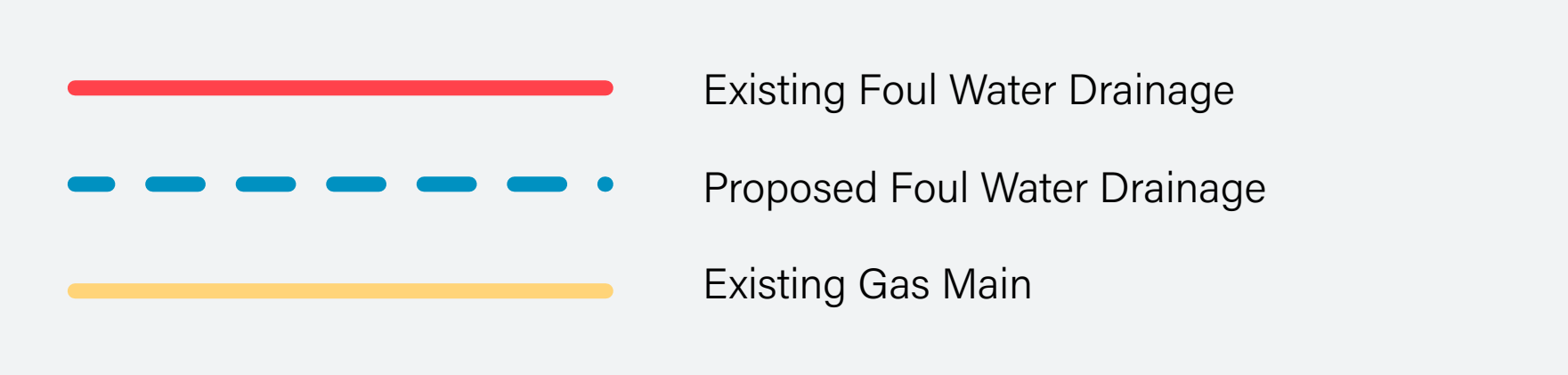
Highways

The masterplan layout prepared as part of the outline application was developed in conjunction with Dorset County Council Highways department. Road widths, surfacing, drainage and adjustments to the existing North Quay road have been considered. The proposal includes the reconfiguration of the North Quay Road and the reinstatement of the historic High Street.



Services

A full underground services strategy will be developed as part of a reserved matters application but the current proposal includes for the retention of the existing gas main that runs along North Quay Road and the rerouting of the foul water main that crosses the site.





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Appearance

The elevations and visualisations prepared for the outline application show the design intent. The massing, detail and materials of the proposed building are directly influenced by the surrounding historic buildings around the North Quay site. Care has been taken to ensure the elevations are of an appropriate scale and proportion and ultimately feel timeless and appropriate to place.



Existing view looking West from the Town Bridge, along Trinity Road from, North Quay



Proposed illustrative view looking West from the Town Bridge, along Trinity Road from, North Quay



Existing view looking East along Trinity Road, North Quay



Proposed illustrative view looking East along Trinity Road, North Quay



Massing models testing the alignment of the proposed reinstated High Street viewed from the East and West





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Sustainability Strategy

In line with the Council's Climate Emergency sustainability will be at the forefront of the design as it brought forward. This shall consider all elements of sustainability not just building performance and energy generation. The following components shall be integral to the detailed design proposals.

Natural Environment



- Planting strategy to respond to the challenges of climate change
- Use a palette of local species that enhances biodiversity and local character
- Retain where possible habitats of value to people and wildlife
- Create edible landscapes through the incorporation of fruiting trees, culinary species and native fruiting hedgerows

Environmental Performance and Design



- Buildings to exceed current Building Regulations primarily through a 'fabric first' approach
- Target water consumption in the home to 110 litres per person per day
- The life cycle environmental impact of the new buildings to be considered through the careful specification of building materials, procure local materials where possible
- Minimise plastic use
- Buildings to be designed to last with internal layouts flexible to future change

Movement and Connectivity



- Promote walking, cycling and use of public transport
- Maximise the existing connectivity of the site to facilities and services in Weymouth
- Provide Electric Vehicle charging points for parking spaces

Wellbeing and Community



- Deliver a range of house types and sizes to cater for a diverse mix of people
- Provide commercial space to create jobs for local people
- Create public landscape spaces for meeting and gathering that also provide access to nature